

**TIVERTON PLANNING BOARD
MINUTES OF PLANNING BOARD WORKSHOP
October 8, 2013**

A workshop of the Tiverton Planning Board was held on October 8th at 7:00 P.M at the Tiverton Town Hall, 343 Highland Road Tiverton. Planning Board members present were: Chair Stephen Hughes, Vice Chair Stuart Hardy, Rosemary Eva, Carol Guimond, David Holmes, Peter Moniz and David Saurette. Planning Board members Patricia Cote and Peter Corr were absent. The Planning Board's Administrative Officer and Clerk Kate Michaud and planning consultant Kenneth Buckland of the Cecil Group were also present.

1. Review of Challenge Grant Draft Report – Tiverton Commercial Form-Based Code – Proposed Zoning Text and Map Amendments and Design Guidelines (North Main Road & Bliss Four Corners) Mr. Buckland gave an overview of the project, which was a hybrid form-based code drafted to fit within the framework of the Town's existing Zoning Ordinance. He noted that three overlay sub-districts had been proposed, consisting of:

- Traditional Main Street
- Neighborhood Business District and
- Pedestrian Friendly District

New or proposed zone boundaries would extend to the property lines in all cases except the largest lots, as opposed to the current boundary which is measured by the distance (300') from the center line of the road.

The Use Table was reviewed, and it was noted that an asterisk was needed in the section on accessory structures (Section 2.s.) All asterisks in the use table would be reviewed. Mr. Buckland noted that some general changes to the use table were proposed for clarity.

The dimensional tables were reviewed, including the proposed dimensional regulations for the overlay sub-districts as compared to the existing General Commercial (GC) Zoning District.

Design guidelines were reviewed briefly. Mr. Saurette noted that there were other options available to make roofs more aesthetically pleasing. He stated that the entire roof would not need to be pitched, and that more flexibility should be allowed.

Mr. Hardy asked if there was a way to incentivize construction in accordance with the design standards. Mr. Buckland replied that the biggest incentive was the market. The Chairman asked if expedited permitting could be an option.

The transportation element of the report was reviewed, with a suggestion by Ms. Michaud that this could be incorporated into the Comprehensive Community Plan. A brief discussion ensued regarding the Bliss Four Corners roundabout being proposed by RIDOT (Rhode Island Department of Transportation). This roundabout was incorporated into the transportation element of the report. Rear entrances would be encouraged in the Traditional Main Street District.

The concept of overlay district vs. districts was discussed. By consensus, the Board members agreed that they would prefer separate districts to overlay districts. Other corrections and edits were suggested, including:

- Section 2. c. & d. – change “commercial” to “permitted office / retail / service business”
- Section 2.g. – change to “permitted” (bring headings across on the charts)
- Section 7.a. – add “be”
- Section 11. c. & d. – change “S” to “N”
- Change the order of the columns by intensity.

- Add “Four” to “Bliss Corners” in all locations of the document.

Buffers between zones and structures were briefly discussed, along with the building location and parking depicted on page 32. Ms. Eva expressed concern regarding extending zone boundaries to the property lines, and regarding the potential for increased density in areas with no sewer service and existing drainage issues.

2. Next Steps for Hearing and Recommendation to the Town Council: The Board agreed by consensus to place this item on a future Planning Board agenda for action. This item would appear on a special meeting agenda, tentatively scheduled for November 19th.

3. Miscellaneous There was no miscellaneous discussion.

The Planning Board’s workshop ended at 9:25 P.M.

Submitted by: _____
Kate Michaud

Approval Date: January 7, 2014